
STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

96 Happy Valley Road, Long Gully

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$310,000

&

\$330,000

Median sale price

Median price	<table border="1"><tr><td>\$266,250</td></tr></table>	\$266,250	Land	<table border="1"><tr><td>X</td></tr></table>	X	Suburb or locality	<table border="1"><tr><td>Long Gully</td></tr></table>	Long Gully
\$266,250								
X								
Long Gully								
Period - From	<table border="1"><tr><td>9th April, 2018</td></tr></table>	9 th April, 2018	to	<table border="1"><tr><td>13th April, 2018</td></tr></table>	13 th April, 2018	Source	<table border="1"><tr><td>www.realestate.com.au</td></tr></table>	www.realestate.com.au
9 th April, 2018								
13 th April, 2018								
www.realestate.com.au								

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Property data source www.realestate.com.au. Generated on 13th of April, 2018.